

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on **August 23, 2011** at the Town Hall, 655 Main Street, Islip, NY on the following applications at the times listed or as soon thereafter as they may be reached. At such time all interested parties will be given an opportunity to be heard.

Dated: **August 9, 2011**

William D. Wexler, Chairman

Islip, NY

Zoning Board of Appeals

- 6:30 P.M. (399-11)** **FELICIA H. COREY** - to renew permit for two-family, family use only, Res. B District, west side of Pine Avenue (#2822), 69 feet north of Fir Grove Road, Ronkonkoma, NY (0500-032.00-04.00-057.003)
- 6:30 P.M. (400-11)** **ANGELA GUSTAVSON** - to renew permit for two-family, family use only, Res. B District, southeast corner of Girard Avenue (#51) and Bay Bright Court, Bay Shore, NY (0500-471.00-01.00-015.000)
- 6:30 P.M. (401-11)** **NICHOLAS MARTSCHENKO and TERESA M. BERGMANN** - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. AA District, east side of Spence Avenue (#37), 193.72 north of Deerfield Court, Holtsville, NY (0500-091.00-01.00-017.002)
- 6:30 P.M. (402-11)** **DONNA and CLAUDIO D. JONES** - permission to leave 2 sheds having side yard of 2.5 feet and 3 feet instead of required 4 feet each, Res. AA District, west side of Heckscher Avenue (#1754), 735 feet north of Locust Drive, Bay Shore, NY (0500-200.00-02.00-030.000)

- 6:30 P.M. (403-11)** **GREGG and JENNIFER MARANO** - permission to leave patio having side yard setback of 0.3 feet instead of required 4 feet, Res. A District, south of Hollister Lane (#24), 450 feet west of Saint Marks Lane, Islip, NY (0500-397.00-01.00-006.000)
- 6:30 P.M. (404-11)** **JON E. and LAURIE J. NORDGAARD** - permission to erect deck in conforming location, to leave shed having side yard of 2.5 feet instead of required 10 feet, all having floor area ratio of 38.44% instead of permitted 30%, and to erect retaining wall leaving side yard of 3.75 feet and rear yard of 1 foot instead of required 4 feet each, Res. BAA District, west side of Sextant Walk (#84), 137.0 feet south of Great South Bay, Robbins Rest, Fire Island, NY (0500-496.00-01.00-032.000)
- 6:30 P.M. (405-11)** **121 PARK AVENUE, LLC** - permission to erect detached garage leaving side yard of 2 feet and rear yard of 1.3 feet instead of required 4 feet each, Res. B District, east side of Park Avenue (#121), 157.99 feet south of Benjamin Avenue, Bay Shore, NY (0500-366.00-03.00-095.000)
- 6:30 P.M. (406-11)** **HOWARD W. BRODE** - permission to leave garage attached to dwelling by breezeway having side yard of 16.3 feet instead of required 18 feet, Res. AA District, west side of Heckscher Avenue (#1594), 525 feet south of Hemlock Drive, Bay Shore, NY (0500-244.00-02.00-036.001)
- 6:30 P.M. (407-11)** **JOHN G. and PATRICIA M. HANLEY** - permission to leave pool deck having side yard of 6 feet instead of required 10 feet, Res. A District, southwest corner of Harwood Avenue (#62) and Hawthorne Avenue, East Islip, NY (0500-348.00-01.00-013.000)

- 6:30 P.M. (408-11)** **PAOLO and TASIA RUSSO** - permission to leave driveway having front yard occupancy of 47.96% instead of permitted 35%, Res. AA District, south side of Oak Neck Lane (#70), 157.14 feet west of Celano Lane, West Islip, NY (0500-479.00-02.00-011.000)
- 7:00 P.M. (409-11)** **FAIRFIELD EAST ISLIP LLC** - permission to leave ground sign having area of 40 sq. feet, overall height of 12.6 feet and front yard setback of 9.3 feet in BD District, where ground signs are not permitted, Business District, north side of Montauk Highway (#265) 239.15 feet west of Laurel Avenue, East Islip, NY (0500-347.00-03.00-050.015)
- 7:00 P.M. (410-11)** **ROBERTA ARNS** - permission to leave one story addition having side yard of 6.5 feet instead of required 14 feet, to leave 2 decks having rear yard of 13.5 feet instead of required 25 feet and to leave platform with stairs having rear yard of 8.4 feet instead of required 10 feet, Res. B District, south side of Mohawk Street (#174), 250 feet east of Mohican Avenue, Ronkonkoma, NY (0500-009.00-02.00-083.000)
- 7:00 P.M. (411-11)** **TIMOTHY J. CRIPE and KIRSTEN LINDNER-CRIPE** - permission to erect 2 second story additions having side yards of 10.7 feet and 11 feet with cantilever (2 feet) leaving side yard of 9 feet instead of required 14 feet each, total side yards of 19.7 feet instead of required 28 feet and to erect 2 roofed over porches leaving side yards of 10.7 feet and 11 feet instead of required 14 feet each, Res. B District, west side of Church Avenue (#116), 375 feet south of Raymond Street, Islip, NY (0500-396.00-02.00-087.000)

Adjourned from July 26, 2011

7:00 P.M. (291-11) **FIRE ISLAND TERMINAL, INC.** - permission to erect second story addition, one story deck and second story deck having rear yard setback of 0 feet instead of required 25 feet, Bus 3 District, north side of Bay Walk, between East Lighthouse Walk and Oak Walk, Kismet, Fire Island, NY (0500-491.00-01.00-074.001)

Adjourned from August 9, 2011

7:00 P.M. (388-11) **ELIAS PROPERTIES UNION BOULEVARD, LLC** - permission to establish nonconforming use of convenience store, Bus 1 District, southeast corner of Union Boulevard (#616) and Keith Lane (through lot to Milligan Lane), West Islip, NY (0500-437.00-02.00-023.001)

7:00 P.M. (412-11) **CHRISTOPHER and LORI ANN RICHARDT** - permission to erect second story addition leaving floor area ratio of 30% instead of permitted 25%, Res. B District, southeast corner of Bayport Avenue (#559) and Garrison Street, Bayport, NY (0500-284.00-04.00-037.000)

7:00 P.M. (413-11) **GERALD and CARMELA SHEA** - permission to erect second story addition and to leave shed having side yard of 1 foot instead of required 4 feet, all having floor area ratio of 30.6% instead of permitted 25%, Res. A District, west side of Fernwood Avenue (#62), 150 feet south of Chateau Drive, Oakdale, NY (0500-351.00-01.00-056.000)

7:00 P.M. (414-11) **ROBERT J. POLLACHEK** - permission to leave cellar entrance having side yard of 8.5 feet instead of required 14 feet, to leave roofed over porch having side yard of 12 feet instead of required 14 feet and total side yards of 15.5 feet instead of required 28 feet, Res. B District, south side of East View Road (#90), 892.45 feet east of Rosevale Avenue, Ronkonkoma, NY (0500-010.00-01.00-023.000)

- 7:30 P.M. (415-11)** **NOEL and DEBBIE FITZPATRICK** - permission to erect second story addition and roofed over deck all having floor area ratio of 28.4% instead of permitted 25%, Res. A District, east side of Evy Court (#7), 86.5 feet north of Loop Drive, Sayville, NY (0500-259.00-05.00-006.000)
- 7:30 P.M. (416-11)** **DORIS G. NIETSCH** - permission to relocate shed to rear property line not having required setback of 4 feet, leaving floor area ratio of 36.3% instead of permitted 25%, to leave second story deck having side yards of 9.9 feet each instead of required 14 feet and total side yards of 19.8 feet instead of required 28 feet, Res. B District, south side of Matice Place (#30), 130 feet west of Woodlawn Avenue, Ronkonkoma, NY (0500-032.00-02.00-004.000)
- 7:30 P.M. (417-11)** **MARIE ROSE CORNET** - permission to leave one story addition (9.1' x 15.6') having front yard of 19.1 feet instead of required 25 feet, to leave 2 entrance platforms having front yard of 19.1 feet instead of required 25 feet and side yard of 7.5 feet instead of required 14 feet, to leave 6 foot fence on property line (through lot) not having required setback of 15 feet and to leave 2 sheds having arterial setbacks of 2.3 feet and 14 feet instead of required 60 feet each, Res. B District, north side of Arthur Street (#25), 175 feet west of Madison Avenue, (through lot to Long Island Expressway), Brentwood, NY (0500-035.00-03.00-007.000)
- 7:30 P.M. (418-11)** **FRANCISO G. and SONIA L. CASTILLO** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, north side of Tremont Avenue (#17), 200 feet west of Fulton Street, Brentwood, NY (0500-037.00-02.00-034.000)

- 7:30 P.M. (419-11)** **UNIQUE BUILDERS LLC** - permission to erect building on lot having area of 8,030 sq. feet instead of required 10,000 sq. feet, width of 78 feet instead of required 100 feet and to leave shed, all having floor area ratio of 22.2% instead of permitted 20%, GST District, west side of Carleton Avenue (#144), 100 feet south of Moffit Boulevard, East Islip, NY (0500-346.00-01.00-048.000)
- 7:30 P.M. (420-11)** **DIANA BERNAL** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, north side of Applegate Drive (#58), 248.59 feet east of Glenmore Avenue, Central Islip, NY (0500-097.00-03.00-060.000)
- 7:30 P.M. (421-11)** **SOUTH BAY MARINA, INC.** - permission to erect two story dwelling on lot having area of 4,863.6 sq. feet instead of required 20,000 sq. feet, lot width of 94.1 feet instead of required 100 feet, leaving front yard of 32 feet instead of required 40 feet and rear yard of 8 feet instead of required 25 feet, Bus 1 District, west side of Bayview Avenue (#16), 69.69 feet north of Burnett Avenue, Bay Shore, NY (0500-442.00-01.00-026.002)
- 7:30 P.M. (422-11)** **RICARDO GOMEZ** - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. B District, south side of Birch Street (#32), 400 feet east of Prospect Avenue, Central Islip, NY (0500-122.00-01.00-046.000)